# Luxury Boutique CéBlue Villas & Beach Resort For Sale British Overseas Territories, Leeward Islands, Anguilla, Crocus Bay

# 25,000,000 €

#### **QUICK SPEC**

Year of Construction 2013
Bedrooms 40

Half Bathrooms

Full Bathrooms 40

Interior Surface approx TBA m2 - TBA Sq.Ft.

Exterior Surface approx 15,782 m2 - 169,884 Sq.Ft.

Parking 6

Property Type Resort

#### **TECHNICAL SPECIFICATIONS**

-Perched Hillside Offering Panoramic Vistas of Crocus Bay and its Five-Thousand-Foot Stretch of Pristine Beach and Shimmering Turquoise Waters, Villa CeBlue 6 Bedroom Is 1 of 8 Villas of CéBlue Villas and Beach Resort. Celebrate its World-Class Hallmarks of Hybrid-Luxury Villas, Boutique Hotel Full Services, Privacy and Ultimate Tranquility on the Island of Anguilla. Modern Resort Architectures Flanks Landscaping Designed of Native Plants To Preserve and Enhance the Beauty of its Natural Surroundings and Caribbean Heritage. The Resort Comprises a Collection of Villas and Amenities Set On 3.9 Acres of Land Sloping Down From a Hillside to One of the Best Beaches in the Caribbean. The Property Currently Includes 8 Luxuriously Appointed Villas Nestled Into the Hillside. Each of the Villas Offers Approximately 8,000 Square Feet of Elegant Living Space Fusing Traditional Caribbean Design Such as Vaulted Ceilings and Teak Wood and Beams With Modern Touches. The Villas Feature 5 Spacious Bedrooms, Elegant Bathrooms With Contemporary Fixtures, As Well as Indoor and Outdoor Living Spaces Boasting Breathtaking Views of the White Sand Beach and the Turquoise Waters of the Caribbean Sea. Each Villa Also Boasts its Own Private Salt Water Swimming Pool and an Outdoor Shower.

#### **PROPERTY FEATURES**

BEDROOMS Master Bedrooms -

Total Bedrooms - 40 Suite -

BATHROOMS Full Bathrooms -

Total Bathrooms - 40 Half Bathrooms -

#### OTHER ROOMS

8 Luxuriously Appointed Villas

3 Signature Restaurants

Chic Beach Club

Elite Wedding Venue

Club House And Spa

Fully Equipped Fitness Center

#### **INTERIOR FEATURES**

 Modern Interiors Embrace A Simplistic And Luxurious Design, Featuring Many Elegant Living Space Fusing Traditional Caribbean Design

Vaulted Ceilings

Teak Wood And Beams With Modern

Touches

Fusing Traditional Caribbean Design
 Such As Vaulted Ceilings And Teak
 Wood And Beams With Modern Touches

Games Room

Yoga Room

Spa

Blue Bar

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Spectacular Architecture And Sensational Tropical Scenery, Tasteful Furnishings

Sonos Sound System

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### **EXTERIOR AND LOT FEATURES**

 Located In The Exclusive Northwestern Coastline.

Perched Hillside Offering Panoramic
 Vistas Of Crocus Bay

 Boasting Breathtaking Views Of The White Sand Beach And The Turquoise Waters Of The Caribbean Sea

 Five-Thousand-Foot Stretch Of Pristine Beach And Shimmering Turquoise Waters.

Backup Generator

Reverse Osmosis Water Plant

What's Nearby : Mary Elizabeth Recreation Park 2.4 Km, Owen

Mussington Playing Field 8 Km, Emilio Wilson Park 20 Km

Beaches In The Neighborhood: Crocus Bay Beach 20 M, Shoal Bay Beach 4.6 Km, Meads Bay Beach 8 Km

Closest Airports: Anguilla Airport 1.7
 Km, Grand Case-Espérance Airport
 Airport 13 Km, Princess Juliana
 International Airport 20 Km

**HEATING AND COOLING** 

Cooling Features: Central A/C

**POOL AND SPA** 

Hot tub

LAND INFO

Lot Size: 2 15,782 m2 - 169,884 Sq.Ft.

Heating Features: Electric, Forced Air, Heat Pump

Outside Salt Water Swimming Pool

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GARAGE AND PARKING

Garage Spaces: 6

Parking Spaces: 6 Golf Cart

**BUILDING AND CONSTRUCTION** 

Living: TBA m2 - TBA Sq.Ft.

Year Built :

Location :

Topography: Slooping

Levels or Stories : 2

Structure Type : Villa / resort
Architectural Style : Caribbean

Furnishing : Furnished
Materials : Concrete

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# **SCHOOL INFORMATION**

The Education System in Anguilla Follows a Structure Similar to the British Education System, Given That Anguilla Is a British Overseas Territory. The Education System in Anguilla Is Overseen and Regulated by the Ministry of Education, and Education Is Compulsory for Children Between the Ages of 5 and 17.

- Omololu International School
- Central Christian School
- Albena Lake-Hodge Comprehensive School
- West End Primary School

# **LEGALITIES**

Foreign Nationals Are Generally Allowed To Buy Property in Anguilla. The Anguillan
Government Encourages Foreign Investment in the Real Estate Sector, and There Are no
Restrictions on Foreign Ownership of Land or Property.

#### **OTHERS**

- Balcony
- Tenis Court
- Deck
- Security System
- Spa / Hot Tub
- Dock
- Media Room / Home
  - Theater
- Steam Room

- Live Water
- Tenis Court
- Butler's Pantry
- Recreational Area
- Wine Bar
- Water View
- Waterfront
- Bay View
- Eco-Friendly (Green)

- Ocean View
- Scenic View
- Waterfront

#### **ABOUT THE AREA**

The British Overseas Territories (BOTs), Also Known as the United Kingdom Overseas Territories (UKOTs), Are Fourteen Territories With a Constitutional and Historical Link With the United Kingdom. They Are the Last Remnants of the Former British Empire and Do Not Form Part of the United Kingdom Itself. The Permanently Inhabited Territories Are Internally Self-Governing, With the United Kingdom Retaining Responsibility for Defence and Foreign Relations.

The Leeward Islands Is a Group of Islands Located in the Eastern Caribbean Sea. The Term "Leeward" Refers to the Direction Away From the Prevailing Winds, as These Islands Are Situated on the Western Side of the Lesser Antilles Chain, the Leeward Islands Extend From the Virgin Islands in the North to Dominica in the South. They Form Part of the Lesser Antilles, Which Is a Chain of Islands Stretching From Puerto Rico to the Coast of South America. The Leeward Islands Are Nestled Between the Atlantic Ocean to the East and the Caribbean Sea to the West.

Anguilla Is a British Overseas Territory in the Caribbean. It Is One of the Most Northerly of the Leeward Islands in the Lesser Antilles, Lying East of Puerto Rico and the Virgin Islands and Directly North of Saint Martin. The Territory Consists of the Main Island of Anguilla, Approximately 16 Miles (26 Kilometres) Long by 3 Miles (5 Km) Wide at its Widest Point, Together With a Number of Much Smaller Islands and Cays With no Permanent Population. The Territory's Capital Is The Valley. The Total Land Area of the Territory Is 35 Square Miles (91 Km2)

Crocus Bay Is a Picturesque Beach Located on the Island of Anguilla in the Caribbean, the Beach Stunning White Sandy Beaches and Crystal-Clear Turquoise Waters Surrounded by Lush Greenery,